

# ***LUNENBURG PLANNING BOARD***

## ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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960 Massachusetts Avenue  
Lunenburg, MA 01462

Minutes  
August 15, 2011

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

### **ROLL CALL:**

Present: Joanna L. Bilotta, Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson  
Absent: Emerick R. Bakaysa, Thomas W. Bodkin Jr.

**MINUTES – APPROVAL:** Signed 7-11-11, Motion, Mr. Lockwood, Second, Mr. Saiia, Motion passed; Signed Executive 7-11-11, Motion, Mr. Lockwood, Second, Mr. Saiia, Motion passed. Signed Executive 7-18-11, Motion, Mr. Lockwood, Second, Mr. Saiia, Motion passed. Director noted released Executive minutes of 2-26-07, 3-26-07, 4-9-07, 4-23-07, 10-22-07, 12-10-07, & 9-8-08.

### **NOTICES AND COMMUNICATIONS:**

- Noted letter from Nashua River Watershed Association that Mark Archambault, the NRWA's Smart Growth Circuit Rider is available to provide planning assistance in his capacity as a professional planner.
- Handouts for Board members from Beacon regarding zoning reform bill.

**Zoning Board of Appeals-** Noted special permit granted, 64 Spring St Extension, to demolish existing home and reconstruct new on same footprint; public hearing, August 10<sup>th</sup>, Dee Bus Svc Inc. to park 11 school buses at 39 Mass Ave; and public hearing August 24<sup>th</sup>, Christopher Ioshua, filing as person aggrieved by the Building Official's decision and seeking approval to construct an accessory housing unit at 12 Town Street.

**Conservation Commission-** Noted Orders of Conditions for 332 Mass Ave, demolition and drainage correction and 897 Northfield Rd septic system. Noted Certificates of Compliance for 498 Holman St. Noted Conservation Commission agendas for July 20<sup>th</sup>, August 3<sup>rd</sup> and August 17<sup>th</sup>.

**Building Permits-** Three issued for Riley Road (Stone Farm Estates).

### **ANR APPOINTMENTS:**

**Rocco Lastella & Ron LaPointe, 146 Elmwood Road-** Plan presented by Whitman & Bingham Associates on behalf of the owner/applicant for division into two lots. Plan will be distributed for review.

**Joe Russo, 493 West Street-** Applicant requested postponement.

**Joe Russo, 357 Electric Avenue-** Applicant requested postponement.

### **COMMITTEE REPORTS:**

**MJTC-** Mr. Saiia reported that meeting was held July 20<sup>th</sup>. One topic of discussion was potential hazard mitigation grant. Transportation Improvement Program (TIP) is being approved for FY2012-FY2015.

**MRPC-** No report

**DPW Building Committee-** DPW Director has been meeting with contractor. Construction trailers on site. Under the Lunenburg Zoning Bylaw, a Development Plan Review (DPR) will commence by the Planning Board. Review will be done pro-bono by David E. Ross Associates. Presentations made by the DPW Committee to the Board of Selectmen and at the July 18<sup>th</sup> Special Town Meeting will be utilized by the Planning Board as the required information meeting.

**Capital Planning Committee-** Meeting held August 4<sup>th</sup> to review/update process and procedures. Timeline noted (on file in Planning Board office). Next meeting scheduled for September 7<sup>th</sup>.

**PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**1263 Reservoir Road, P J Keating-** Site visit this date by Building Official and Planning Director. August 11<sup>th</sup> review letter from site engineer S. J. Mullaney Engineering Inc. notes he performed final construction inspection and that improvements are in compliance with the Planning Board's Findings and Directives. Included with Mullaney Engineering letter was final certification under the State Building Code issued by the applicant's structural engineer, Peter Reynolds of McKenzie Engineering Inc. An as-built is presently underway.

**Open Space-** Lunenburg's Open Space and Recreation Plan received final approval from Executive Office of Energy and Environmental Affairs (EOEA); which will now allow Lunenburg to participate in Division of Conservation Services (DCS) grant rounds through November 2014. Ad Hoc Committee will pursue.

**Eagle House Parking Lot-** Eagle House did not receive DHCD grant. MRPC noted that the State did not fund any senior center projects. Council on Aging Director will attempt to pursue other avenues. Mr. Saiia noted that he would like to be involved in assisting the Council on Aging Director.

**Commonwealth Capital FY 2012-** Notification received from EOEA that no application will be required for Fiscal Year 2012. A new policy that builds on the successes of Commonwealth Capital is under development by the State.

**MassPlanners – Conservation Development Bylaw-** Handout of proposed Conservation Development Bylaw revisions in the town of Wendell for the Board's perusal.

**Annual Update – Ch. 40R-** Completed and sent to DHCD.

**Summer Street-** Mr. Lockwood and Mr. Bakaysa will represent the Planning Board when a committee is formed. MRPC is looking at a revitalization overlay district and will come up with a model bylaw.

**Green Community Task Force-** Noted reorganization of Task Force due to Chair Slattery's resignation. Chair, David Blatt, Vice Chair, Steven DiCampo, Secretary, Joanne McQuaid, Members Zachary Cutting, Carl Sund and Neal Sullivan, Advisors Marion Benson, James Breault, and John Londa. Task Force is waiting for Town Counsel's review of Borrego Solar's contract for the landfill. Noted EPG Solar's interest in siting on Electric Avenue and EOSOLAMERICAS on Chase Road. EOSOLAMERICAS engineers are on site surveying and preparing a grading and drainage plan. Present timetable for presentation to the Town is late summer/early fall.

**DEVELOPMENT STATUS REPORTS:**

**Asian Imperial, 332 Massachusetts Avenue-** Permit received from Mass Department of Transportation (DOT). Ingress and egress on Electric Avenue approved by MassDOT. Old egress on Massachusetts Avenue will be gated; for emergency use only. Special Permit granted by Zoning Board of Appeals for demolition of the existing building and construction of the new restaurant.

**Emerald Place at Lake Whalom, 10 Lakefront-** In response to Chair Bakaysa's inquiry at the August 15<sup>th</sup> Board meeting as to the management office being a permissible use under the Overlay District, Director noted August 11, 2011 letter from the Building Commissioner/Zoning Official. Letter states in part, " a management office would meet the 'business or professional office' criteria of the bylaw under Section 4.5.2.1(g) and would be allowed by right". Motion to approval applicant's request to construct a commercial office/management building, Mr. Saiia, Second, Mr. Lockwood. Motion passed. Applicant can proceed once building permit obtained. Director to prepare necessary approval paperwork for applicant to register at Registry of Deeds. Weekly progress report noted and on file in Planning Office.

**Tri Town Landing, 37 Youngs Road-** The two constructed buildings are fully occupied. Student count is less than estimated. Figures are directly supplied to School Superintendent by applicant.

**Highfield Village, Mass Ave/Northfield Road-** Director noted 7/20/11 memo from the Sewer Commission to the Planning Board which states, in part, that the Commission remains whole-heartedly in support of the development plan and is waiting for the applicant to submit a revised plan. The Commission fully expects it will approve the revised plan. Discussion ensued over whether or not to continue giving timeline extensions to the applicant. Questions arose as to when the Sewer Commission anticipated receiving the plan and when did the Planning Board originally receive the application. Director noted there would probably be financial ramifications to the applicant if the Planning Board voted not to allow any more extensions. Director to check current status with the Sewer Commission. Discussion to continue at the September 12<sup>th</sup> Board meeting. Director was asked to provide project timeline from initial application.

**Stone Farm Estates, Massachusetts Avenue-** December 13, 2004 Board approved plan was available for members to view as to original units' placement. Applicant is requesting modification to take a single unit and a 3-plex unit located as the first buildings within the development and change them both to 2-plex units. Motion made, Mr. Lockwood, to approve modification contingent on correction of numbering of unit 15 (should say unit 54), Second, Mr. Saiia, Motion passed.

**UNFINISHED BUSINESS/OLD BUSINESS:**

**925 Massachusetts Avenue-** Director noted Board of Selectmen concern with getting petroleum removed from tanks. Director to seek status update from Town Manager per Board request. Member also inquiring if owner current with taxes.

**MEETING SCHEDULE:**

September 12, Planning Board Meeting, Town Hall  
September 19, Master Planning/Bylaw Workshop, Ritter Building  
September 26, Planning Board Meeting, Ritter Building

**EXECUTIVE SESSION:** Separate minutes

**ADJOURNMENT:** Motion to adjourn regular session and enter executive session, not to return to regular session, Mr. Saiia, Second, Mr. Lockwood, roll call vote, Mr. Saiia, aye, Mr. Lockwood, aye, Ms. Bilotta, aye, Motion passed. Adjourned 7:55 PM.